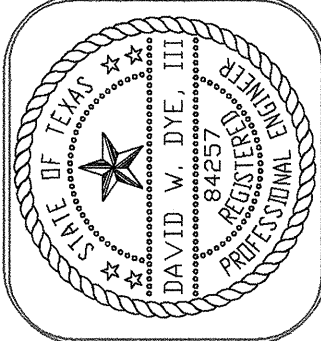


RECEIVED  
JUL 10 AM 9:41  
LAND DEVELOPMENT  
SERVICES DIVISION

VRP # 03-07-085

STATE OF TEXAS  
COUNTY OF BEXAR  
THIS 28ND DAY OF JANUARY 2003 A.D.  
DAVID W. DYE III P.E. # 84257



DYE ENTERPRISES  
4047 STAHL ROAD, SUITE 3  
SAN ANTONIO, TEXAS 78217  
TEL: (512) 599-8783  
FAX: (512) 599-4191

SHEARER HILLS  
BAPTIST CHURCH  
12615 SAN PEDRO AVENUE  
(U.S. 281 NORTH)  
SAN ANTONIO, TEXAS

SITE PLAN  
PARKING LOT EXPANSION

Drawn	EN
Date:	1/22/03
Checked:	DVD
Date:	1/22/03
PROJECT NO.	990722.05
SHEET	1 OF 2

VRP # 03-07-085

88C-10-20

RECEIVED  
03 JUL 10 AM 9:41  
LEGAL DESCRIPTION  
LAND DEVELOPMENT  
SERVICES DIVISION

SCALE: 1" = 50'

- LEGEND:
- SET 1/2" IRON PIN W/ CAP STAMPED 'DYE ENT SATX'
  - FOUND 1/2" IRON PIN
  - ⊗ FOUND TxDOT DISK
  - ⊠ FOUND TxDOT CONCRETE HIGHWAY MONUMENT
  - FENCE POST
  - ⊕ FIRE HYDRANT
  - ⊞ ELECTRIC BOX
  - ⊞ WATER VALVE
  - ⊞ TELEPHONE VAULT
  - ⊞ UTILITY POLE
  - ◇ LIGHT POLE
  - ▭ CONCRETE
  - ▭ ASPHALT
  - ▨ PAINT LINES
  - SUBJECT PROPERTY BOUNDARY LINE
  - INTERIOR LOT OR TRACT LINE
  - IMPROVEMENT/ADJACENT BOUNDARY LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND UTILITY LINE (SEE DWG. FOR SPEC. TYPE)

PROPOSED R.O.W. ACQUISITION BY THE STATE OF TEXAS  
FOR THE R.O.W. OF THE PROPOSED WURZBACH PARKWAY  
(PER TxDOT R.O.W. PLANS - REV. 1/16/94 - ACCT#605-50-2)  
(0.008 ACRES)  
(SHADED)

NOTE: "A" - THE EXISTING SERVICE POLES APPEAR TO HAVE BEEN ABANDONED. WE RECOMMEND THAT CPS  
BE CONTACTED TO VERIFY THE STATUS OF THE POLES, AND REQUEST THAT CPS REMOVE THEM, IF APPROPRIATE.

NOTE: THE ELECTRIC LINE RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 4355, PG. 637, D.R., APPLIES  
TO THE ADJOINING 10.248 ACRE TRACT AS SHOWN HEREON AND THE 0.664 ACRE TRACT THAT IS A PART  
OF THIS SURVEY AND IS SHOWN HEREON. CPS MAINTAINS THEY DO NOT HAVE ANY RECORDS THAT ADDRESS  
A SPECIFIC LINE ON THE 0.664 ACRE TRACT. IT MAY BE POSSIBLE TO OBTAIN A OUTCLAIM RELEASE OF THIS  
EASEMENT FROM CPS.

NOTE: PER CPS, THIS ONE SERVES THE  
SIGN IT HAS ITS OWN METER. CPS DOES  
NOT HAVE AN EASEMENT ON RECORD,  
AND DOES NOT REQUIRE EASEMENTS  
FOR SERVICE LATERALS SUCH AS THIS.

NOTE: THE PLAT OF RUSSELL SUBDIVISION (VOL. 4500, PG. 60, D&P), HAS A BOUNDARY CONFLICT WITH THE STATE R.O.W. MAP CONCERNING  
THE R.O.W. OF SAN PEDRO AVENUE (U.S. 281 NORTH). FIELD MONUMENTATION THAT CORRESPONDS WITH THE SAID PLAT ON THE AREA OF  
CONFLICT WAS NOT FOUND IN THE FIELD. HOWEVER, FIELD MONUMENTATION THAT CORRESPONDS WITH THE SAID R.O.W. MAP WAS FOUND. THIS  
SURVEY REFLECTS SAID MONUMENTATION. THE RUSSELL PLAT WAS PLATTED IN 1960. THE R.O.W. MAP WAS PREPARED IN 1966. THEREFORE, IT  
APPEARS THE RUSSELL PLAT HAS SENIORITY OVER THE STATE R.O.W. MAP. IT IS NOT KNOWN WHY THE STATE OF TEXAS DID NOT CONFORM TO THE  
RUSSELL PLAT'S BOUNDARY. WE HAVE HELD THE STATE R.O.W. BOUNDARY, AS MONUMENTATION EXISTS ON THE GROUND, AND SAID MONUMENTS  
HAVE EVIDENTLY BEEN RELED UPON BY THE PREVIOUS OWNERS) AND THE STATE OF TEXAS FOR MANY YEARS. LEGAL COUNSEL SHOULD BE  
CONSULTED CONCERNING THIS MATTER.

NOTE: THE RESTRICTIVE COVENANTS DOCUMENT RECORDED IN VOL. 2979, PAGE 1933, RPR,  
ADDRESSES VARIOUS SETBACK ISSUES FOR THE 3.002 ACRE TRACT. THESE SETBACKS ARE  
NOT SHOWN HEREON AS THEY ARE VARIABLE. ALL INTERESTED PARTIES SHOULD REVIEW  
SAID DOCUMENTS FOR APPLICABILITY.

NOTE: FIELD DATA FOR THE 3.002 AND 0.931 ACRE TRACTS  
DOES NOT MATCH DEED DATA.  
F - FIELD D - DEED

NOTE: LOCATION OF UTILITY LINES ARE PER UTILITY COMPANIES RECORD MAPS.  
OWNER SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.  
ACCORDING TO C.P.S.B. THE SUBJECT PROPERTY IS SERVICED BY PROPANE TANKS.

TOTAL # OF PARKING SPACES - 255 STANDARD AND 20 HANDICAP

OWNER: SHEARER HILLS BAPTIST CHURCH  
ADDRESS: 12615 SAN PEDRO AVENUE (U.S. 281 NORTH)  
LOT: SEE LEGAL DESCRIPTION  
CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS  
ACCORDING TO THE PLAT RECORDED IN VOLUME: 7823 PAGE: 146, RPR  
TITLE COMPANY: CHICAGO TITLE CO. G.F. NO: 020024671

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:  
VOL. 2979, PG. 1933, RPR VOL. 3548, PG. 158 RPR VOL. 4486, PG. 143 RPR VOL. 4500, PG. 60, D&P VOL. 2395, PG. 698, RPR  
VOL. 9200, PG. 36 D&P VOL. 4355, PG. 637 DR: VOL. 4133, PG. 48 DR: VOL. 7338, PG. 1174, RPR: VOL. 5509, PG. 645 DR  
VOL. 5269, PG. 305 DR: VOL. 6955, PG. 678 DR

**DYE ENTERPRISES**  
4041 FEARL ROAD, SUITE 1  
SAN ANTONIO, TEXAS 78217  
TEL: (202) 99-4433  
FAX: (202) 99-4431

DRAWN BY: DWD  
JOB NO.: 971456.04  
FIELD WORK COMP: 07/16/02  
COPYRIGHT © 2002, DYE ENTERPRISES, ALL RIGHTS RESERVED.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION AND THERE ARE NO APPARENT  
SURREINDEMENTS, PROTRUSIONS OR INTRUSIONS EXCEPT AS SHOWN.  
MUNICIPAL RECORDS NOT RESEARCHED.  
THIS 22 DAY OF JULY 2002, A.D.  
*David W. Dye III*  
DAVID W. DYE III R.P.L.S. NO. 4734

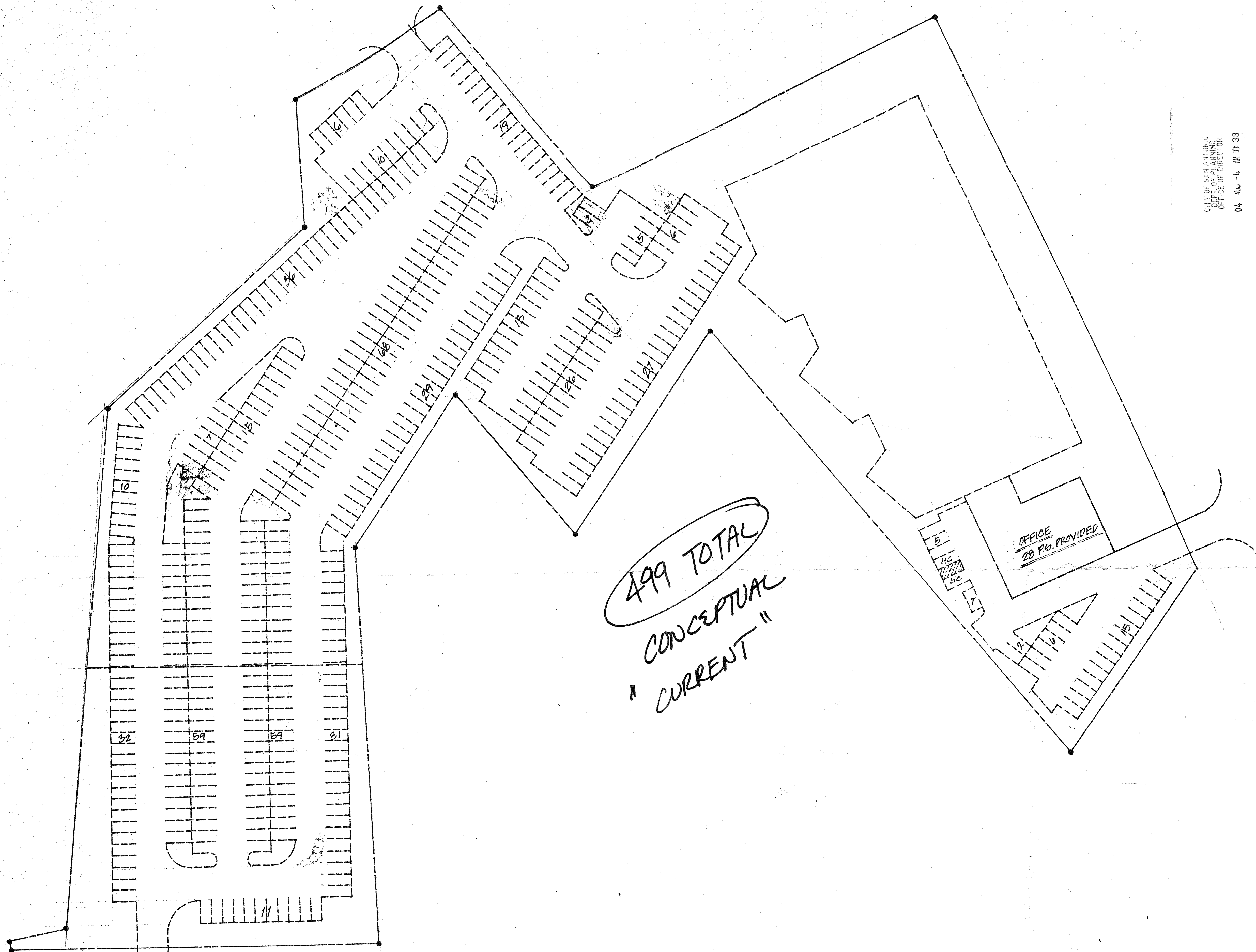
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°36'22"	795.00	147.16	73.78	146.95	S 77°14'03" E
2	4°02'01"	5669.65	395.15	199.85	395.05	S 10°04'51" W
Line	Bearing	Distance				
1	S 87°27'34"E	38.50'				
2	N 18°04'45"E	98.65'				
3	N 77°54'47"E	12.69' - F				
	S 73°00'01"E	12.58' - D				

VRP#03-07-085



CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
04 300-4 AM ID 38

AS 5/22/00



VRP# 03-07-085



City of San Antonio

New

# Vested Rights Permit

## APPLICATION

*Resubmitted 8/22/09*

Permit File: # 03-01-085

Assigned by city staff

Date: 7/9/03

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner Agent: Phil Sifton - Shearer Hills BAPTIST CHURCH Phone: 545-2300 Fax: 545-1974  
Address: 12615 San Pedro Ave, SAT Zip code: 78216  
Engineer/Surveyor: Dye Enterprises Phone: 599-4123 Fax: 599-4191  
Address: 3558 Le Blanc, SAT Zip code: 78247

1. Name of Project: Parking Lot Expansion
2. Site location or address of Project: 12615 San Pedro  
SAT 78216

3. Council District 9 ETJ No Over Edward's Aquifer Recharge? ( ) yes (X) no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

The project consists of Expanding the existing parking lot. Total # of new spaces (net increase) = 122. Site area = 1.0 Acre. No other building is proposed. The Church did not construct these spaces with the initial construction due to a budget shortfall. The Church requests Vested Rights, especially W.R.T. the Landscape Ord. revisions dated 1/7/02 & 3/14/03, and the Tree Ord. of 2002 & 2003.

5. What is the date the applicant claims rights vested for this Project? 5/26/00
6. What, if any, construction or related actions have taken place on the property since that date?  
5/26/00 is Building permit date for building renovation.

Permit File #

Interior Finishout of building was completed, and the first parking lot expansion was completed. See attached plans.

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: Building Permit Date of Application: Unknown

Permit Number: 064658 Date issued: 5/26/00

Expiration Date: 180 Days from 5/26/00 Acreage: 7.3 Ac.

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• P.U.D. PLAN

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• Plat Application

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

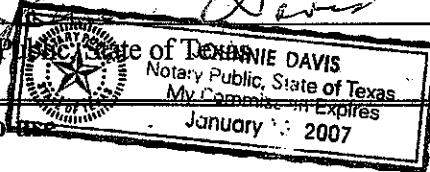
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: David W. Dye III Signature: [Signature] Date: 7/9/03

Permit File # 03-07-085  
Sworn to and subscribed before me by David Ayala on this 9<sup>th</sup> day of July in the year 2003, to certify which witness my hand and seal of office.

Notary Public



City of San Antonio

Permit File: # 03-07-085  
Assigned by city staff

Date: \_\_\_\_\_



Approved



Disapproved

Review By: MTH

Date: 8/29/02

Comments:

On May 26, 2000 the  
date shown on the building permit  
issued for the building restoration.

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS

SHEARER HILLS BAPTIST CHURCH

GENERAL FUND  
12615 SAN PEDRO AVE.  
SAN ANTONIO, TX 78216  
(210) 545-2300

013887

SOUTH TRUST BANK  
SAN ANTONIO, TX

35-2452/1130

CHECK NO	DATE	AMOUNT
13887	6/16/2003	\$160.00

Pay Exactly  
One Hundred Sixty Dollars And No Cents

TO THE  
ORDER  
OF

City of San Antonio

*Debra Batte*  
*Pamela McConner*

Authorized Signatures

VERP# 03-01-085

⑈013887⑈ ⑆113024520⑆ 69 474 729⑈